

Planning, Community & Economic Development – Terry Schum
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The following is an ongoing report on the status of zoning applications filed with the Maryland-National Capital Park and Planning Commission (M-NCPPC) in or near the City of College Park and applications for variances and departures filed with the city. Projects will remain on the report until their final disposition (approved, denied or withdrawn). ***Updated information shown in italics.***

CURRENT APPLICATIONS FILED WITH M-NCPPC

University of Maryland, East Campus
Detailed Site Plan- 08030

Filed: Pre-application notice filed on June 2, 2008
Location: Southeast quadrant of Paint Branch Pkwy. and U.S. Route One
Applicant: Foulger-Pratt Companies/Argo Investment Co.
Purpose: Commercial, retail, office, hotel, entertainment and residential development.
Status: Application accepted September 2008. 70-day review period has been waived. Revised application submitted but no hearing date set.

Chick-Fil-A
DSP-08069

Filed: Pre-application notice sent on October 31, 2008.
Location: Cherry Hill Road/Autoville
Applicant: Ben Dyer Associates, Inc.
Purpose: Chick-fil-A fast food restaurant with drive through
Status: Application has been filed but no referral received.

MAZZA GrandMarc Apartments/Commercial
DSP-04049-01

Filed: Pre-application notice filed November 25, 2008
Location: West side of US Route 1, south of Hollywood Road
Applicant: PPC / CHP Maryland Limited Partnership
Purpose: Construction of approximately 10,000 square feet of retail commercial space.
Status: Application has been accepted. No hearing date scheduled.

Cherry Hill Park
SE-4619

Filed: November 1, 2007
Location: Cherry Hill Road, North of I-95
Applicant: Chirp Resorts, LLC
Purpose: Add 16 acres, 30 cabins, a lodge, indoor pool, pavilion, miniature golf, offices and meeting room

Status: Application is outside of the city limits. The Planning Board hearing was held on September 10, 2009 and the application was approved with conditions.

**Craftstar Townhouses
DSP 04081/02**

*Filed: May 2009
Location: South Core of Greenbelt Station
Applicant: Craftstar Home/Dewberry
Purpose: Amendment to the architecture in previously approved detailed site plan submitted by Pulte.
Status: Referred as Planning Director review and approval. City of Greenbelt requested a Planning Board hearing. The hearing slated for November 5, 2009 will be rescheduled*

**Steven Behr House
SE 4611 and DDS 590**

*Filed: Pre-application notice sent July 31, 2009
Location: 4618 College Avenue
Applicant: Steven Behr
Purpose: To vary the bedroom percentages allowed and validate the existing driveway width.
Status: Application has been accepted and will be reviewed by Planning Board before a hearing is scheduled with the Zoning Hearing Examiner.*

**Litton Technology Center/Riverside
Preliminary Plan 4-09022**

*Filed: Pre-application notice sent June 29, 2009
Location: End of 51st and 52nd Avenues and north side of River Road in the College Park/Riverdale Transit Development Overlay Zone (TDOZ).
Applicant: University of Maryland
Purpose: Resubdivision of two existing plats of subdivision for office and research development
Status: Application has not been accepted.*

M-Square, University of Maryland Research Park Detailed Site Plan

*Filed: September 11, 2009
Location: 4400, 4500 and 4600 River Road, College Park, MD
Applicant: Mannekin/COPT
Purpose: Development of a 3 - 5 story, 150,000 square foot buildings for general office and research use, surface parking lots and a 3 level parking garage.
Status: Application has not been accepted.*

Lucero Restaurant and Grocery
DSP 07063

Filed: Pre-application notice sent September 11, 2008.
Location: South side of Greenbelt Road near intersection with MD 193.
Applicant: Lucero Restaurant
Purpose: Expansion of an existing building into a 2,140 sf restaurant.
Status: Application withdrawn. DSP found to be unnecessary.

Starview Plaza
DSP 08010/02

Filed: Pre-application notice filed August 31, 2009
Location: 8700 Baltimore Avenue
Applicant: Starview Plaza
Purpose: Revision of the previously approved DSP (08010/01) to include construction in two phases
Status: Application accepted for expedited review with a Planning Board hearing on November 5, 2009.

CURRENT APPLICATIONS FILED WITH THE CITY/ADVISORY PLANNING COMMISSION

BPV-2007-01

Filed: October 5, 2007
Applicant: Sandro Baiza
Location: 3705 Marlborough Way
Request: Revocation of Building Permit 1640 for a fence
Status: Oral argument held before the Mayor and Council on February 26, 2008 and was continued until April 1, 2008 for more deliberation. On April 8, 2008 the Mayor and Council denied the request for validation of the building permit and required the removal of the retaining wall in the front yard. The applicant is required to submit a proposal for removing all of the retaining wall at the June 3, 2008 work session. On May 7, 2008, the applicant filed in the Circuit Court for Prince George's County for judicial review of the decision. Oral arguments were heard in the Circuit Court on December 19, 2008 and the judge ruled in favor of the City. The applicant has appealed this decision to the Court of Special Appeals and is scheduled to be heard in March 2010.

CPV-2007-12

Filed: June 8, 2007
Applicant: Miriam Diaz
Location: 4712 Fox Street
Request: Variance to expand the existing driveway and validate in existing shed and porch
Status: Continued until further notice.

APC-CEO-0013-2004

Applicant: Robert Schnabel & Stephanie Stullich
Location: 7400 Dartmouth Avenue
Request: Insufficient time allotted to complete tasks required for compliance.
Status: The applicants requested an extension until the September 3, 2009 meeting. APC granted the extension until the December 3, 2009 meeting.

CPD-2009-01

Filed:
Applicant: Hamid Fallahi (Darcars)
Location: 9330 Baltimore Avenue
Request: Departure to erect a freestanding sign
Status: Continued until further notice.

CPV-2009-07

Filed: August 27, 2009
Applicant: Maria & Florencio Contreras
Location: 9701 47th Place
Request: Variance to construct a 6 1/2' x 25' covered front porch
Status: Approved by the Mayor and Council at their October 13, 2009 meeting.

CPV-2009-08

Filed: August 26, 2009
Applicant: Prema Aiyer
Location: 9603 48th Place
Request: Variance to construct a 7.5' x 33.3' covered front porch
Status: Approved by the Mayor and Council at their October 13, 2009 meeting.

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